

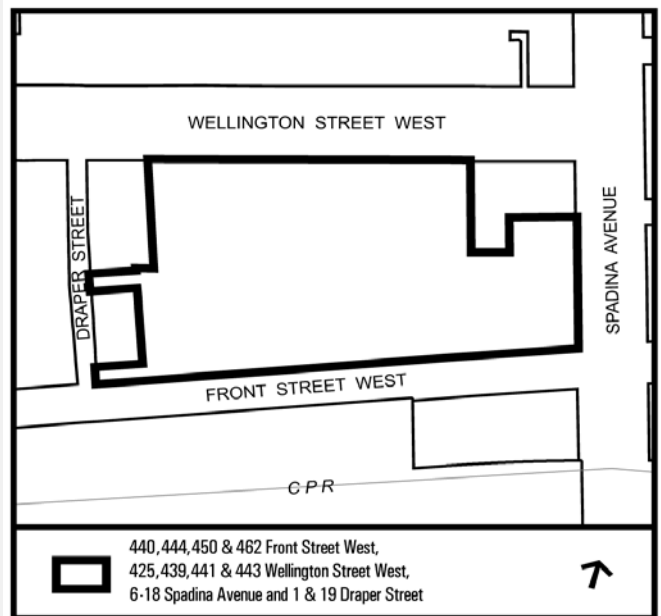
440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Ave. and 1 and 19 Draper Street – Urban Design Guidelines – Final Report

Date:	June 4, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	14 116571 STE 20 OZ

SUMMARY

At its meeting of July 7, 2015, City Council amended the Official Plan (King-Spadina Secondary Plan) to permit a comprehensive mixed use development which includes seven mixed-use buildings on the former Globe and Mail lands at Front Street West and Spadina Avenue. The development, known as 'The Well', was also the subject of a zoning approval, with Zoning By-law amendments to permit the development approved at the January 31, 2017 meeting of City Council.

The partnership group responsible for the redevelopment of the site have submitted a master site plan application for all of the below-grade and non-residential elements of the development and four site plan applications for the residential towers.



The Official Plan amendment approved for the site required that the Urban Design Guidelines which have been developed by the applicant and reviewed and accepted by staff, be adopted by City Council. This report recommends that Council adopt the attached Urban Design Guidelines.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the attached Urban Design Guidelines dated February 2017 prepared by Urban Strategies and Hariri Pontarini Architects and date stamped as received on February 22, 2017, by the City Planning Division, for the purposes of reviewing the site plan applications submitted for the redevelopment of the former Globe and Mail lands known as 'The Well' at 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Ave. and 1 and 19 Draper Street

DECISION HISTORY

Redevelopment Proposal for the Globe and Mail lands

On February 12, 2014, the applicant filed an Official Plan and Zoning By-law amendment application on the former Globe and Mail lands to permit a comprehensive mixed-use development which includes seven mixed-use buildings comprising retail, office and residential uses. The tallest building is a 36-storey office tower at the northwest corner of Spadina Avenue and Front Street West. Three buildings on Front Street West step down in height to Draper Street to the west and have heights of 45-storeys, 38-storeys and 21-storeys. The proposed buildings fronting on Wellington Street West also step down in height from Spadina Avenue to Draper Street and are proposed at 15-storeys (2 buildings) and 13-storeys. All seven buildings will house at least two uses, with the three buildings along Front Street West housing all three uses. The proposed development is organized around two generous open spaces, an east-west pedestrian 'spine' and an extended north-south plaza connecting Wellington Street West to Front Street West. This comprehensive redevelopment of the former Globe and Mail lands will deliver a mix of significant office, retail and residential uses, major public realm improvements and on-site accessible open space, a child care facility and other amenities.

Official Plan Amendment

At its meeting on July 9, 2015, City Council adopted Official Plan Amendment No. 317 which created a policy framework for the evaluation of the proposed development. The Official Plan Amendment removed the site from the King-Spadina Secondary Plan and redesignated the lands from *Regeneration Areas* to *Mixed Use Areas*. Site and Area Specific Policy 495 was created to establish a policy framework to evaluate the proposed development and set out the expectation for the project.

The report recommending the Official Plan Amendment can be found below:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.7>

Zoning By-law Amendments

At its meeting on January 31, 2017, Council adopted Zoning By-law Amendments No. 124-2017 and No. 125-2017 to permit the proposed redevelopment. The Zoning By-law amendments, now in force on the lands, secured the following elements of the development as described in OPA 317.

- the mixed use character of the development;
- A minimum floor area of office space;
- A new open space network that includes an east west pedestrian spine and an extended north south plaza connecting Wellington Street West to Front Street;
- Significant off site public realm improvements to Front Street West and Wellington Street West;
- POPS adjacent the City boulevard on Wellington Street and Front Street West;
- Some on-site parkland dedication; and
- S. 37 contributions including a not-for profit child care facility, streetscape improvements to Wellington Street, Spadina Avenue, Front Street West and Draper Street; and cash contributions for affordable housing.

The Council approval of the Zoning By-law Amendments for the site can be found at the link here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE20.7>

Urban Design Guidelines

Official Plan Amendment No. 317 contained the following reference to Urban Design Guidelines:

- 1) The Urban Design Guidelines to be developed to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and adopted by Council will guide the design of the buildings and open space elements of the project. Urban Design Guidelines will guide development to implement the Official Plan and this Site and Area Specific Policy and assist staff in evaluating applications for Site Plan Approval. The Urban Design Guidelines include the following elements and reflect the following matters:
 - i. A Public Realm Master Plan for the site which identifies all public and private open space including how the pedestrian network connects to and complements the public realm around the site.
 - ii. Buildings and the public realm will be designed so as to minimize impacts on adjacent heritage buildings, particularly the Draper Street

- Heritage Conservation District and the listed heritage building (Gale Building) at 49 Spadina Avenue and 401 Wellington Street West.
- iii. The plan for Wellington Street will acknowledge the cultural heritage of the street and support the creation of an extensive green space on the wide public boulevard to connect Clarence Square to the east and Victoria Memorial Square to the west.
 - iv. The proposed Wellington Street buildings will be designed so as to create a variety in the architecture of these buildings to reflect the varied massing, design and materials found in the buildings on the north side of the street.
 - v. Designs and materials should enhance sustainability.
 - vi. Phasing, including plans for interim treatments where required.
 - vii. A lighting plan which will complement the design and enhance security.
 - viii. A signage strategy.
 - ix. Consider input provided by the City's Design Review Panel.

The attached Urban Design Guidelines have been reviewed by staff and address the above noted requirements. These Guidelines are being used by staff in the review of the site plan applications submitted on the site and are being presented to Council for adoption as required by the Official Plan Amendment. See Attachment 1 – The Well - Urban Design Guidelines, February 2017.

Conclusion

Staff recommend that the attached Urban Design Guidelines be adopted by Council.

CONTACT

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SIGNATURE

Lynda H. Macdonald
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ATTACHMENTS

Attachment 1: Urban Design Guidelines

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Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Ave. and 1 and 19 Draper Street

Attachment 1: The Well - Urban Design Guidelines, February 2017